114.0	0004	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,400 /	881,400
					USE VALUE:	881,400 /	881,400
					ASSESSED:	881,400 /	881,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLOBOTSKOY VITALIY M
Owner 2:	LEMBERSKY YELENA
Owner 3:	
Street 1:	234 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BORDES SANDRA E -
Owner 2:	-
Street 1:	234 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7704.000	425,600		455,800	881,400
Total Card	0.177	425,600		455,800	881,400
Total Parcel	0.177	425,600		455,800	881,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.93 | /Parcel: 452.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72986

GIS Ref

GIS Ref

Insp Date 08/23/18

!8853!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,500	0	7,704.	455,800	881,300	881,300	Year End Roll	12/18/2019
2019	101	FV	322,300	0	7,704.	462,300	784,600	784,600	Year End Roll	1/3/2019
2018	101	FV	332,800	0	7,704.	345,100	677,900	677,900	Year End Roll	12/20/2017
2017	101	FV	332,800	0	7,704.	312,500	645,300	645,300	Year End Roll	1/3/2017
2016	101	FV	332,800	0	7,704.	299,500	632,300	632,300	Year End	1/4/2016
2015	101	FV	309,200	0	7,704.	253,900	563,100	563,100	Year End Roll	12/11/2014
2014	101	FV	309,200	0	7,704.	240,900	550,100	550,100	Year End Roll	12/16/2013
2013	101	FV	309,200	0	7,704.	229,200	538,400	538,400		12/13/2012

PRINT

Date	Time
12/10/20	23:23:35

LAST REV

Date	Time
09/24/18	10:47:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORDES SANDRA E	42076-481		2/20/2004		417,000	No	No		
BORDES JOHN M &	40898-291		9/16/2003	Family	1	No	No		
	19252-98		8/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	72986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2016	1182	Re-Roof	9,250					
10/20/2005	982	Addition	36,000	C				23X26 ADDITION
8/2/2005	690	Foundati	14,000	C				DEMO & FOUNDATION
10/20/1994	555	Manual	3,000					ROOFING
11/30/1993	593		7,000					REMODEL BATH/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
5/19/2004	MLS	MM	Mary M
3/22/2000	Inspected	264	PATRIOT
2/7/2000	Measured	197	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7704		Sq. Ft.	Site		0	70.	0.85	5									455,783						455,800	

Total AC/HA: 0.17686 | Total SF/SM: 7704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,783 | Spl Credit | Total: 455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18956828
Const Adj.:	1.00969899
Adj $ / SQ:	150.138
Other Features:	89183
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446086
Depreciation:	20520
Depreciated Total:	425566

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

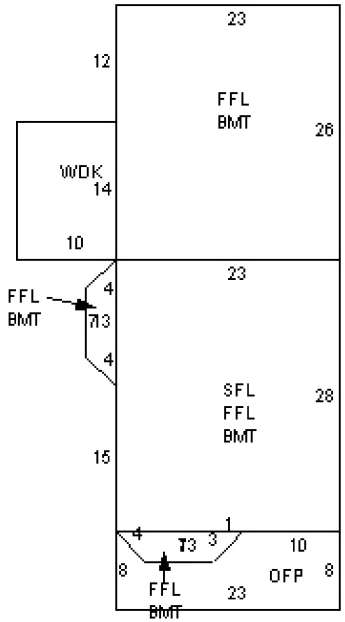
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.14
Special Features:	0	Val/Su Net:	120.16
Final Total:	425600	Val/Su SzAd	218.71

SKETCH



SUB AREA

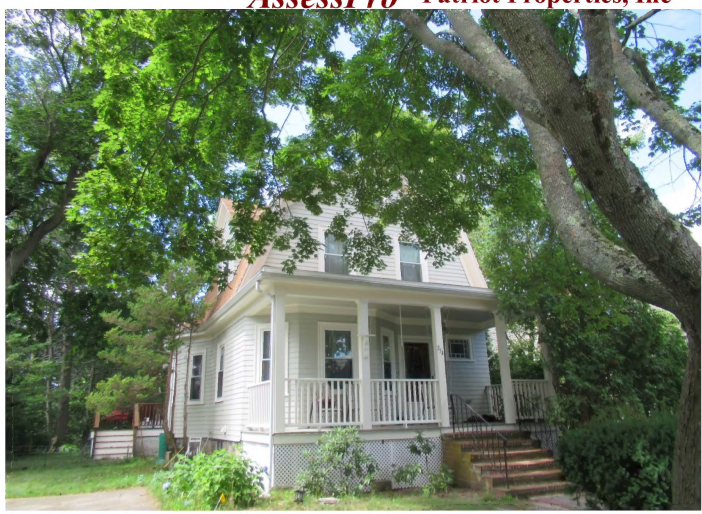
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,302	45.040	58,644
FFL	First Floor	1,302	150.140	195,480
SFL	Second Floor	644	150.140	96,689
OFP	Open Porch	154	27.480	4,232
WDK	Deck	140	13.270	1,858
	Net Sketched Area:	3,542	Total:	356,903
Size Ad	1946	Gross Are	3542	FinArea 1946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: